

	Homeownership	Rental Housing	Housing as Community Development	Emerging Issues	Resources/ Management	Special Needs Populations	Case Studies
	Monday						
10:15-11:45	Sheltering Our Heroes: First Home Community <ul style="list-style-type: none"> <li>Who qualifies</li> <li>Who benefits</li> </ul>	Are You Drowning? Underwriting Multifamily Deals <ul style="list-style-type: none"> <li>Financial structure</li> <li>What lenders, equity providers, state agencies and others look at</li> <li>How have underwriters changed what they look for</li> <li>Permanent v. construction</li> </ul>	Rainbow of Affordable Housing <ul style="list-style-type: none"> <li>HUD</li> <li>USDA Rural Development</li> <li>Federal Home Loan Bank</li> <li>Indiana Housing Finance Authority</li> <li>Indiana Department of Commerce</li> </ul>	The Calm After the Storm: End of the Affordability Period <ul style="list-style-type: none"> <li>When a property ends its affordability period</li> <li>Partnership termination issues</li> <li>Keeping exit taxes to a minimum</li> <li>Public policy issues</li> <li>Mark-to-Market program</li> </ul>	Keeping Your Head Above Water: Don't Be a Slumlord <ul style="list-style-type: none"> <li>Types of physical inspections for different funding sources</li> <li>Commonly seen problems</li> <li>Lead-based paint requirements</li> <li>Building for long term sustainability</li> </ul>	Grounding Rod: Housing for Homeless <ul style="list-style-type: none"> <li>Permanent vs. temporary housing</li> <li>Supportive services</li> <li>Requirements for beneficiaries</li> <li>Site design</li> <li>Developing an operating budget</li> <li>Interagency Council on Homeless update</li> </ul>	The Perfect Storm: How to Manage and Mitigate Your Property Taxes <ul style="list-style-type: none"> <li>Current status</li> <li>When to appeal</li> <li>How to appeal</li> <li>Options for abatement and exemptions</li> </ul>
1:45 – 3:15	Treating Water: Knocking Out Foreclosure <ul style="list-style-type: none"> <li>Homebuyer counseling</li> <li>Planning for a rainy day</li> <li>Early communication</li> <li>Homeowner beware</li> </ul>	Getting Your Feet Wet: Tax Credit Basics <ul style="list-style-type: none"> <li>What to know before considering a deal</li> <li>Overview of 8823s</li> </ul>	Through Rain, Sleet or Snow: Working With Other Organizations <ul style="list-style-type: none"> <li>Identifying potential partners</li> <li>Collaborating on local efforts</li> <li>Setting priorities</li> </ul>	Bailing Out: Indoor Hazards <ul style="list-style-type: none"> <li>IDEM's lead licensing rules and safe work practice changes</li> <li>Lead hazard disclosure in rental properties</li> <li>Dealing with mold</li> <li>Radon</li> <li>Asbestos</li> </ul>	Providing Protection from the Rain: Not-for-Profits Entering Housing Development <ul style="list-style-type: none"> <li>Building capacity</li> <li>Asset management</li> <li>Determining the right development for your organization</li> <li>What is your liability?</li> </ul>	Growing Housing for Migrant/Seasonal Farm Workers <ul style="list-style-type: none"> <li>Parties involved</li> <li>Responding to NIMBY issues</li> <li>Site designs</li> <li>Requirements from the Indiana State Department of Health</li> </ul>	Starry Nights: Submitting a Star Quality First Home Package <ul style="list-style-type: none"> <li>Avoid receiving a missing document letter</li> <li>Gold star = smooth closing</li> </ul>
3:30-5:00	Washing Out the Lead: Requirements for Down Payment Assistance <ul style="list-style-type: none"> <li>Understanding clearance tests</li> </ul>	Bond Deals: Is the Climate Right for You? <ul style="list-style-type: none"> <li>What type of deals work best for bonds</li> <li>How a bond deal differs from a straight tax credit deal</li> </ul>	Weathering the Storm: Rehabilitating Historic Properties <ul style="list-style-type: none"> <li>Historic Tax Credits</li> <li>Design issues</li> <li>Benefits and challenges</li> </ul>	On the Horizon: HomeEc Update <ul style="list-style-type: none"> <li>Status of statewide network of homeownership counselors</li> </ul>	Avoiding Puddles: Managing Your Not-For-Profit <ul style="list-style-type: none"> <li>Maintaining an active board</li> <li>Balancing development, management and finance issues</li> <li>When to outsource</li> <li>Finding operating dollars</li> </ul>	Clear Front: Housing for Persons with HIV/AIDS <ul style="list-style-type: none"> <li>Findings of the state's HIV/AIDS Housing Plan</li> <li>Plans for implementation</li> <li>What the results mean to affordable housing providers</li> </ul>	Accurate Predictions: Exploring Homeownership Markets <ul style="list-style-type: none"> <li>Building quality homes in low-income markets</li> <li>How to make the numbers work</li> <li>Redevelopment strategies</li> </ul>
	Tuesday						
8:30-10:00	Widening the Umbrella: Outreaching to Minorities <ul style="list-style-type: none"> <li>Building communication</li> <li>Cultural span of finance</li> <li>Choosing the right Real Estate Agent</li> </ul>	Is Your Deal Under Water? Making a Tax Credit Deal <ul style="list-style-type: none"> <li>How a deal is negotiated and terms determined</li> <li>What each player wants out of a deal</li> <li>Role players will depict their perspectives in a deal</li> </ul>	Forecasting Income: Income Verification <ul style="list-style-type: none"> <li>HOME and RHTC requirements</li> <li>What income to include</li> <li>What to include as an asset</li> <li>4350.3 proposed revisions</li> </ul>	Clouds Over Head: Vacant Property Policy and Practice <ul style="list-style-type: none"> <li>Implications of new state law</li> <li>Converting vacant commercial buildings to housing</li> <li>Current practices</li> </ul>	New Fronts: Section 8 Programs <ul style="list-style-type: none"> <li>Tenant-based and property-based</li> <li>Homeownership</li> <li>Family Unification Programs</li> <li>Converting tenant-based to property-based</li> <li>Housing Choice vouchers</li> </ul>	Sunny Skies for All: Fair Housing <ul style="list-style-type: none"> <li>Defining the Fair Housing Act &amp; violations of the Act</li> <li>Legal rights of consumers</li> <li>Results of fair housing violations</li> <li>Ways to minimize fair</li> </ul>	A Mix of Rain and Sleet: Using Tax Credits with HOME/Trust Fund <ul style="list-style-type: none"> <li>Creating an LP or LLC</li> <li>HOME vs. Tax Credit regulations</li> <li>Assembling a development team</li> <li>Developers fee</li> </ul>

						housing violations	
10:15-11:45	Rising Above the Clouds: Successful Homebuyer Fairs <ul style="list-style-type: none"> <li>Targeting your audience</li> <li>Value in advertising</li> </ul>	Updated Forecast: What’s New In Section 8 Contract Administration <ul style="list-style-type: none"> <li>What’s new</li> <li>Tips for success</li> <li>Legislative updates</li> <li>Items of concern</li> </ul>	Eye of the Storm: Neighborhood Opposition or Opportunity <ul style="list-style-type: none"> <li>How to deal with NIMBY</li> <li>Proactively addressing the community</li> <li>Gaining support</li> <li>Neighborhood participation</li> </ul>	Thundering Issues: Legislative Update <ul style="list-style-type: none"> <li>Hot issues</li> <li>Updates on legislation considered and passed</li> </ul>	Opening the Umbrella of Possibilities: Lender Online <ul style="list-style-type: none"> <li>Reserving your loans</li> <li>Tracking progress and status</li> </ul>	Shower the Future: Housing for Persons With Disabilities <ul style="list-style-type: none"> <li>Olmstead update</li> <li>Realistic expectations for residents and builders</li> <li>How to keep seniors in their homes</li> <li>Reverse mortgages</li> <li>Subsidies for modifications</li> </ul>	Strategic Planning: No Storm is Too Big <ul style="list-style-type: none"> <li>Predevelopment, feasibility &amp; market studies</li> <li>Organizational capacity</li> <li>Risk reduction</li> <li>Asset management</li> </ul>
1:30-3:30	Roundtables Opening the Floodgates:	First Home Program Guide	Rental Housing Tax Credits Development and Management	2004 Community Development Applications			